



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

August 3rd, 2018

Joseph and Sarah Harris
PO Box 1029
Cle Elum, WA 98922

RE: SX-18-00017 Harris Shoreline Exemption

Map Number 20-14-36050-0106

Parcel Number 889234

Dear Mr. and Mrs. Harris:

This letter is in regards to your application for a shoreline exemption (SX-18-00017). Unfortunately, the application cannot be processed as submitted.

Kittitas County Code (KCC) provides regulations to implement the County's Shoreline Master Program (SMP). Under KCC 17B.05.050 and 17B.06.200-1, a 100 foot vegetated buffer is required, in addition to a 15' structural setback. Exemptible development must therefore be 115' feet from the Ordinary High Watermark of the Yakima River.

The site plan submitted shows the proposed garage approximately 70' from the Ordinary High Watermark of the Yakima River. As submitted, the project will require a Shorelines Substantial Development Permit, and a Shorelines Variance pursuant to KCC 17B.04.090.1 and KCC 17B.07.040. In addition, an environmental checklist will need to be submitted for review under the State Environmental Policy Act. A pre-application conference will be required pursuant to KCC 15A.03.020.

If you would like to discuss the substantial development permit and variance processes or would like to discuss how the proposal can be modified to be exemptible under the SMP, please feel free to contact me at 509-962-7079 or by email at dusty.pilkington.co.wa.us.

Sincerely,

Dusty Pilkington

Dusty Pilkington
Planner I
Kittitas County Community Development Services
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